

# LOCK-UP RETAIL UNIT TO LET



**533 Sq. Ft. (49.5 Sq. M.)**

108 Cookham Road

**Maidenhead**

SL6 7HR

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Maidenhead is a popular Thameside town with a population of circa 60,000 residents.

The unit is situated in the neighbourhood shopping parade approximately 3/4 of a mile to the north of the town centre.

## Description

The unit has the benefit of a display frontage to Moor Lane and is visible from the B4447, Cookham Road. Other tenants include Coral Bookmakers and Best-One Convenience Store.

The unit benefits from rear access.

## Accommodation

	Sq. Ft.	M2
Frontage	16.5	5.09
Shop Depth	31.65	9.59
WC		
<b>TOTAL</b>	<b>533</b>	<b>50.7</b>

*Approx net internal area (NIA)*

## Terms

Rental £11,500 p.a.x.

The above rent is exclusive of business rates, service charges, insurance and utilities.

New lease is available on terms to be agreed.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £10,000.00

Qualifying tenants will benefit from Small Business Relief.

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT is not payable on the rent.

## Amenities

- Rear loading access
- Customer parking
- Display Frontage
- Kitchen facilities
- Neighbourhood shopping parade

## Energy Performance Rating

C (75)

## Viewing and further information



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